



**VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM**

MEETING DATE: December 09, 2015

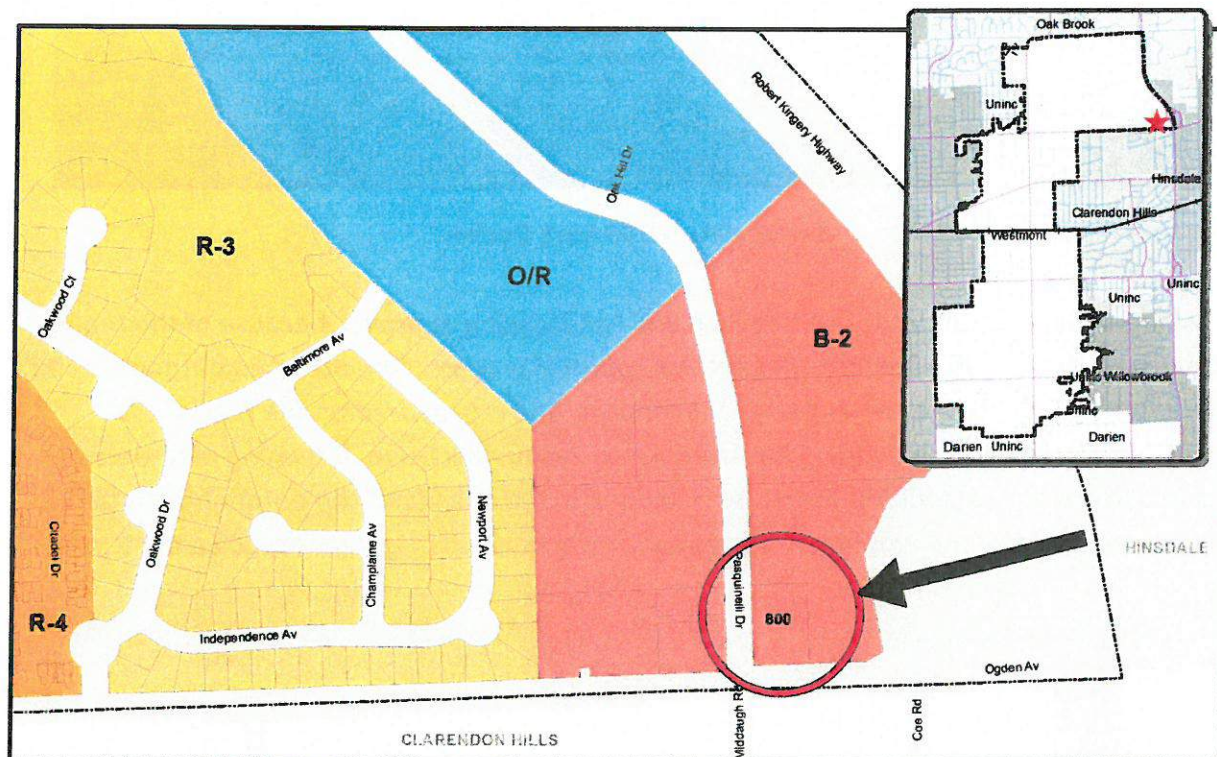
P/Z 15-029

TITLE: Chipman Design Architecture regarding the property located at 800 East Ogden Avenue, Westmont, IL 60559 for the following:

- (A) Site and Landscaping Plan approval to allow an attached cooler to the building.

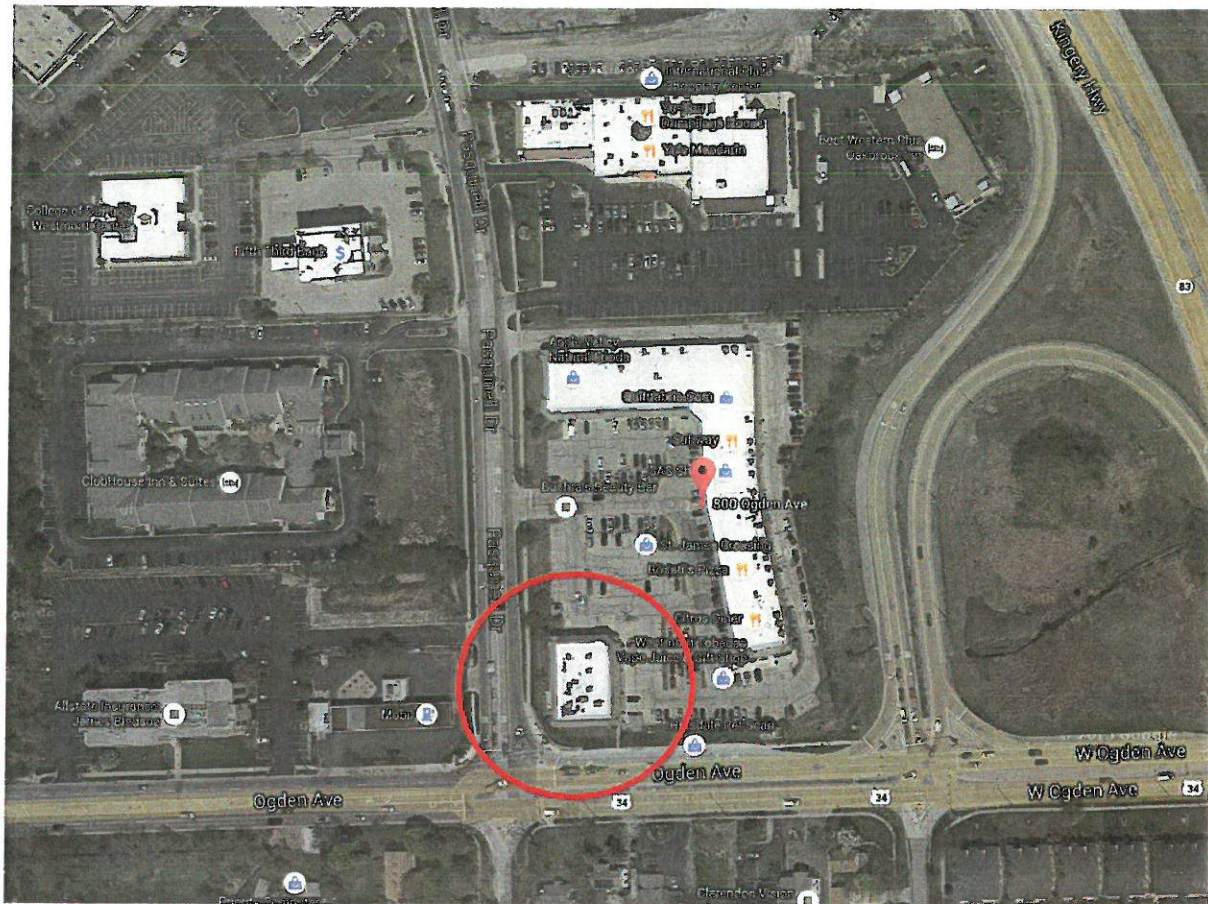
BACKGROUND OF ITEM

The subject lot is located on the northeast corner of Ogden Avenue and Pasquinelli Drive, and is the corner outlot for St. James Crossing Shopping Center. This parcel, as well as the entire shopping center, is zoned B-2 General Business District. Proposed as a 2-restaurant concept (Grill 89 and Cucinova) that shares a single kitchen, the use is consistent with restaurants that have operated out of the space in the past.



Zoning map - 800 East Ogden Avenue

Property directly to the north and west are similarly zoned as B-2 General Business District. Directly to the east lies the interchange with Ogden Avenue and Route 83/ Kingery Highway, with Hinsdale further east. To the south the property is bordered by Clarendon Hills.



Aerial view - 800 East Ogden

The petitioner is required to obtain Site Plan and Landscaping approval because of the request to install an outdoor cooler, which triggers this approval process. The attached outdoor cooler is needed to accommodate the 2-restaurant concept, and is proposed on the rear of the building. As the rear of the building has frontage to Pasquinelli Drive, screening measures to disguise and soften the addition have been included in the site plan. The outdoor disturbance is considered minimal and would not trigger any stormwater management requirements.



Internal view from St. James Crossing



View along Pasquinelli where cooler would be located adjacent current utilities

ZONING ANALYSIS

Although run as two businesses, both Grill 89 and Cucinova will operate as different restaurant concepts. Grill 89 is designed as a casual sports restaurant with American fare. Cucinova is an artisan italian restaurant featuring Neapolitan pizza.

Constructed and maintained as a continuous restaurant use, no parking analysis is required as shared parking is available with the adjacent shopping center. Proposed signage is in conformance with the signage previously allotted to the building and consistent for two businesses located on a corner lot. All signage will require separate permits for final review and approval.

The proposed cooler would meet the required 10' setback requirement to Pasquinelli Drive, and would be screened with brick that matches the existing structure. Additional landscape will be provided to break up the brick facade, and should minimize the overall impact of the cooler installation.

Site Plan Review standards:

In granting or withholding approval of site plans, the board of trustees shall be guided in the reasonable exercise of their discretion by the following standards:

(a) All plans shall be so designed that the public health, welfare and safety will be protected.

(b) The proposed development of the site shall be such that it does not cause substantial injury to the value of other property in the neighborhood.

(c) All plans shall provide for protection of both aesthetics and function of the natural environment, which shall include, but not be limited to, conditions pertaining to floodplains, soil and geologic characteristics and preservation of vegetation.

(d) All plans shall provide for the transmission, retention or detention of stormwater with such facilities installed so as to complement existing or proposed stormwater facilities, unless the board of trustees shall determine upon recommendation of the public works director that stormwater facilities need not be provided or a cash contribution in lieu of such facilities is made. In the event the board of trustees determines that a cash contribution be made in lieu of installation of stormwater facilities, such amount shall be determined by the public works director and the use thereof shall be restricted to the provision of stormwater facilities installed by the Village.

STAFF COMMENTS

Engineering Synopsis - Staff has determined the proposed project would not trigger any stormwater management requirements.

Other Departments - Fire Department, Public Works Department, and the Village Landscape Architect did not have any comments.

COMPREHENSIVE PLAN ANALYSIS

The Comprehensive Plan recommends "Corridor Commercial" in this area, which serves the daily needs of residents and is a destination for the larger market. "Corridor Commercial" uses can include groceries, restaurants, and retail businesses. This restaurant concept would contribute to the vibrancy of the shopping center and the corridor.

SUMMARY

The applicant requests approval of a Site and Landscape Plan to allow for a cooler addition with proper screening.

DOCUMENTS ATTACHED

- 1) Agenda publication - November 25, 2015 edition of the Westmont Suburban Life.
- 2) Application for Planning and Zoning Commission review dated November 06, 2015.
 - a) Plat of survey, prepared by Midwest Consulting Engineers, Inc., dated January 22, 1991.
 - b) Site Plan, prepared by Chipman Design Architecture, Inc., dated November 05, 2015.
 - c) Signage Concept (elevations), prepared by Chipman Design Architecture, Inc., dated November 11, 2015.



**Chipman
Design
Architecture**

November 6, 2015

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2015 Planning and Zoning Commission
Village of Westmont
Community Development Department
31 West Quincy Street
Westmont, IL 60559

RE: Grill 89/Cucinova Restaurant
St. James Crossing
800 East Ogden Road
Westmont, IL 60559

To the members of the Planning and Zoning Commission,

The existing property is located on the corner of Ogden Avenue and Pasquinelli Drive, the former Jimmy's Island Grill space. The existing restaurant will be divided into two tenant spaces – Grill 89 and Cucinova.

Grill 89 will be a casual, comfortable eatery with a subtle sports theme in the bar area. The target demographic will be between 20-50-year olds. The menu includes classic American fare. Wine, liquor, and beer will be an integral part of this venture.

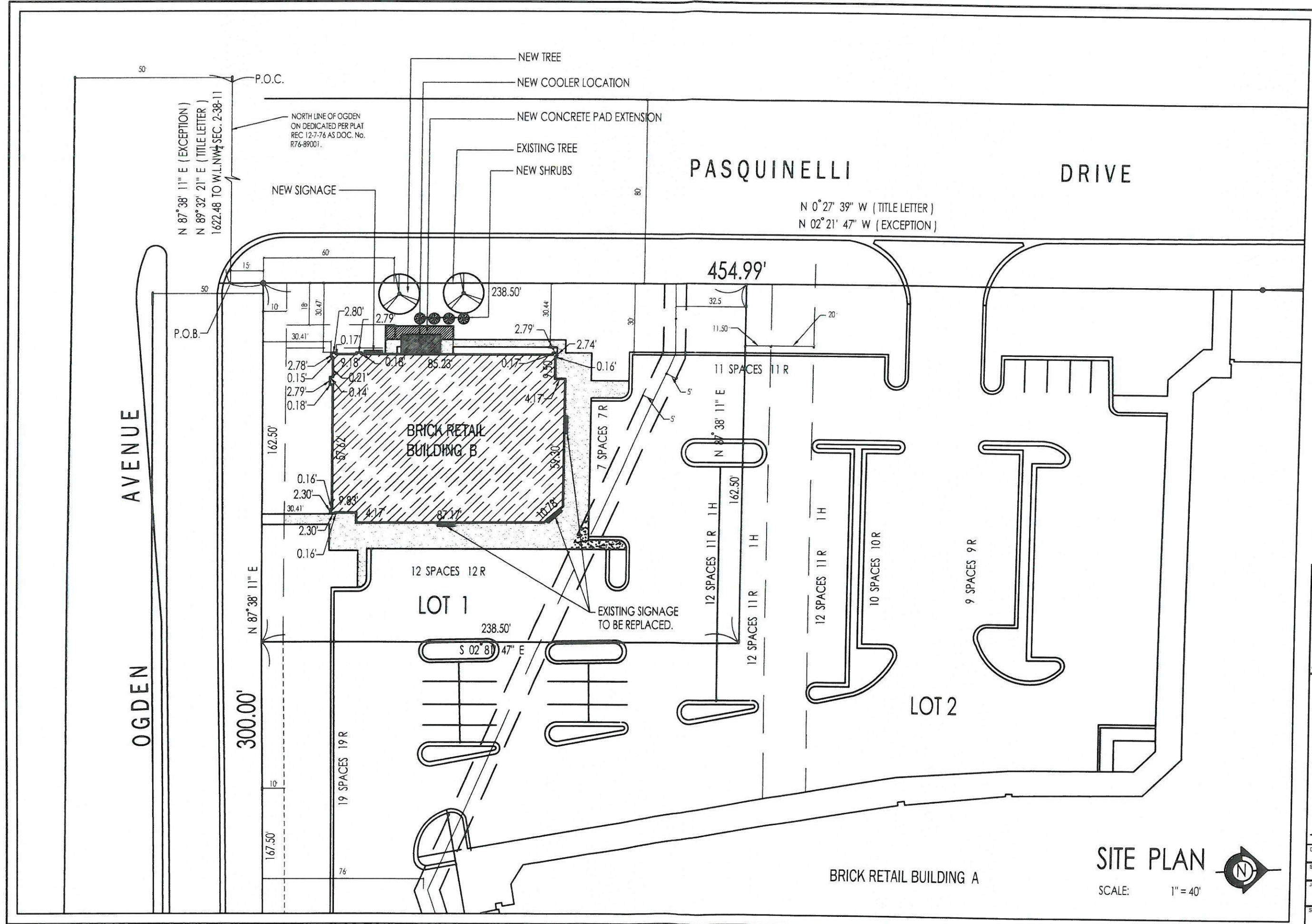
Cucinova is an Artisan Italian Pizza restaurant that lets the customer be the creator of one-of-a-kind Neapolitan pizzas, pasta bowls, and fresh salads. Each order will be made from scratch and the customer can mix and match ingredients as they please.

Due to the separation of spaces, there is a need for an additional cooler in order for both restaurants to function. The cooler will be added to the rear of the building along Pasquinelli Drive. The exterior will be clad in brick to match the existing finishes. A tree and some bushes will also be added to act as a screen. A new sidewalk will also be added in order to provide access to the back door of the Grill 89 kitchen.

If you need further information on this tenant improvement, please give either myself or Jay Miranda a call. We can both be reached at (847) 298-6900.

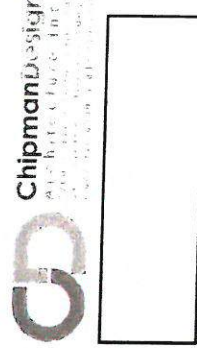
Sincerely,

Christine A. Morrison
Senior Project Manager



GRILL 89 / CUCINOVA
800 E. OGDEN AVE.
WESTMONT IL, 60559

SITE PLAN



Revisions

△	PLANNING AND ZONING COMMISSION PACKET 11/6/2015
△	
△	
△	
△	
△	
△	

Drawn By A Samiento	Checked By C Morrison
Scale 1/4"=40'	Date 11/05/2015
Job No. 15-7028	Sheet No. SP

SITE PLAN

SCALE: 1" = 40'



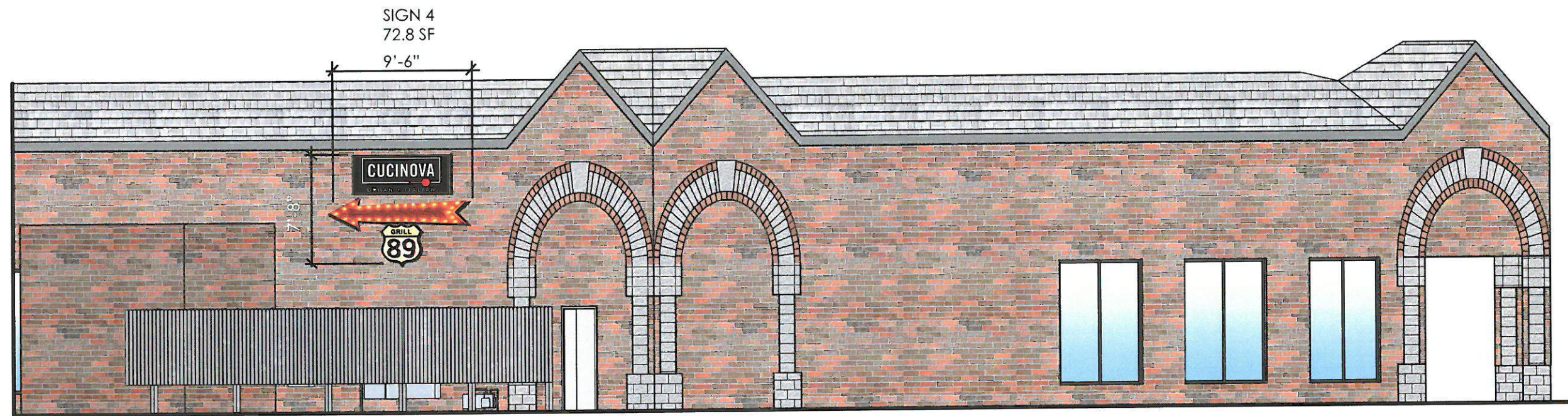
① SOUTH
1/8" = 1'-0"



② WEST
1/8" = 1'-0"



GRILL 89/CUCINOVA
SIGNAGE CONCEPT
11-11-2015



② SOUTHWEST OPTION 1
1/8" = 1'-0"



GRILL 89/CUCINOVA
SIGNAGE CONCEPT
11-11-2015





② EAST WITH LANDSCAPE
1/8" = 1'-0"



① EAST
1/8" = 1'-0"



GRILL 89/ CUCINOVA
SIGNAGE CONCEPT
11-02-2015





NEW COOLER. BRICK TO
MATCH EXISTING BUILDING.
RAISED WALL HEIGHT TO
CONCEAL CONDENSERS

CONCRETE PAD EXTENSION



GRILL 89/ CUCINOVA
COOLER PERSPECTIVE
11-02-2015



Lots 1 and 2 in St. James Crossing Subdivision, being a Subdivision in the Northwest 1/4 of Section 2, Township 38 North, Range 11, East of the Third Principal Meridian; according to the plat thereof recorded February 12, 1928 as Document 888-017186, in DuPage County, Illinois.

